File No. 260300928

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Melissa Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2006.

Carol M McInes
Notary Public

MY COMMISSION EXPIRES: 6/22/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 04/03/06 11:38 2 pgs
Fees:13.00 Taxes:525.40
20060403-0037366

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Venancio A. Leiva	SunTrust Mortgage, Inc.	165-09-0-A-062.00-CO
(NAME) 1936 Port James Circle	(NAME) P.O. Box 26419	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Richmond, Virginia 23260	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jason Y. Baker and Tamara D. Baker**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Venancio A. Leiva, an unmarried person**, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 76, Section Two, Lakewood Village, P.U.D., as shown by plat appearing of record in Instrument No. 2000021500151148, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said property.

Being the same property conveyed to Jason Y. Baker, a divorced man by Warranty Deed dated February 28, 2002 of record in Instrument No. 20020306-0028242, Register's Office for Davidson County, Tennessee. The said Jason Y. Baker is now married to Tamara D. Baker.

Restrictive covenants of record in Book 10753, Page 41, Book 11425, Page 410 and Book 11512, Page 714, Register's Office for Davidson County, Tennessee.

Charter of Homeowners' Association of record in Book 11421, Page 342, said Register's Office.

Landscape Easement of record in Book 11435, Page 411, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1936 Port James Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), His heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Jason Y. Baker

Tamara D. Baker

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jason Y. Baker and Tamara D. Baker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 27th day of March, 2006.

My Commission Expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 260300928

RETURN TO:

Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167